



ULSTER PROPERTY SALES

# UPS

**BANGOR BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 44 MORSTON PARK

Bangor BT20 3ER

- 3 Bedrooms
- 2 Reception Rooms
- Oil Fired Heating System
- Part uPVC Double Glazing
- Grey Ash Kitchen
- Coloured Bathroom Suite
- No Onward Chain
- In Need Of Modernisation

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

**Offers Over £160,000**

# 44 Morston Park

, Bangor, BT20 3ER



**ACCOMMODATION**

Opaque uPVC double glazed entrance door with opaque uPVC double glazed side panel into ...

**ENTRANCE HALL**

**LOUNGE**

14'9" x 10'7" (4.50m x 3.23m)  
Open fireplace with tiled surround and hearth.

**DINING ROOM**

9'10" x 9'9" (3.00m x 2.97m)

**KITCHEN**

11'2" x 8'7" (3.40m x 2.62m)  
Range of grey ash high and low level cupboards and drawers with

roll edge work surfaces. Single drainer stainless steel sink unit with mixer taps. Extractor hood with integrated fan and light. Plumbed for washing machine.

**STAIRS TO LANDING**

**BEDROOM 1**

15'1" x 9'10" (4.60m x 3.00m)

**BEDROOM 2**

9'10" x 9'10" (3.00m x 3.00m)

**BEDROOM 3**

9'11" x 6'7" (3.02m x 2.01m)

**BATHROOM**

Coloured suite comprising:  
Panelled bath with mixer tap and

telephone shower attachment. Pedestal wash hand basin. W.C. Built-in hotpress with lagged copper cylinder and immersion heater.

**OUTSIDE**

**GARAGE**

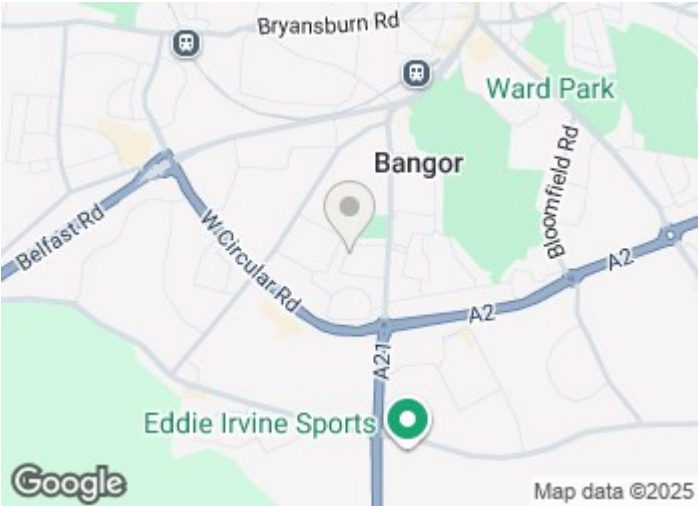
19'0" x 9'2" (5.79m x 2.79m)

**FRONT**

Garden in paviers and stones.

**REAR**

Garden in pavestones.



**Directions**



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

